

07-O-2305

CDP-07-47

A SUBSTITUTE ORDINANCE

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE CITY OF ATLANTA'S 2004-2019 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTIES LOCATED THROUGHOUT THE CITY OF ATLANTA FROM VARIOUS LAND USE DESIGNATIONS TO VARIOUS LAND USE DESIGNATIONS; AND FOR OTHER PURPOSES

NPU's:
D, E, and O

COUNCIL DISTRICTS:
5, 6, 8 and 9

WHEREAS, the Bureau of Planning has conducted a planning process to update the Comprehensive Development Plan, also known as the Atlanta Strategic Action Plan, according to the Minimum Planning Standards established by the Georgia Department of Community Affairs and that the CDP includes a Land Use element and the Future Land Use Map; and

WHEREAS, all Neighborhood Planning Units (NPU) were asked to review the 2004-2019 Land Use Map and submit changes to the Land Use Map; and.

WHEREAS, the Bureau of Planning staff held Land Use Workshops on June 14 and June 23, 2007 with NPU representatives in order to identify potential changes to the Land Use Map; and

WHEREAS, many NPUs submitted recommended changes to the Land Use Map; and

WHEREAS, the Bureau of Planning staff has evaluated each proposed change and made recommendations for approval or denial. The land use changes recommended for approval are listed in Table 1 and Exhibits 1-7; and

WHEREAS, these land use changes were deferred at the September 10, 2007 quarterly CDP public hearing to the November 26, 2007 quarterly CDP public hearing.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HERBY ORDAINS:

SECTION 1: That the 2004-2019 Comprehensive Development Plan (CDP) of the City of Atlanta is hereby amended by changing the Land Use Map of said Plan so as to redesignate properties located throughout the City of Atlanta from various land use designations to various other land use designations, as shown and described in Table 1, and Exhibits 1-5, which are hereby made part of this ordinance.

SECTION 2: That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

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Substitute Ordinance

ASAP Proposed Land Use Changes for the November 26th Public Hearing									
Council District	NPU	Land Use Change #	Exhibit #	Address	Existing Land Use Designation	Existing Zoning	Proposed Land Use Designation	NPU Recommendation	
9 D		6	1	1661, 1665 & 1669 Defoor Ave	Very High Residential	C-1, 1-1	Industrial	Approval as LDR or Industrial	
8 E		16	2	25 - 100 26th street	Medium Density Residential	RG3 and R-4	Single Family Residential	Approval	
6 E		18	3	14 and 10 The Prado	Medium Density Residential	RG-3	Single Family Residential	Approval	
6 E		19	4	185-189 Westminster and 9-26 Park Lane	Medium Density Residential	RG-3	Single Family Residential	Approval	
5 O		75	5	90 Rogers Street	Industrial	C-2 and I-1	Low Density Commercial	Approval	

Exhibit 1

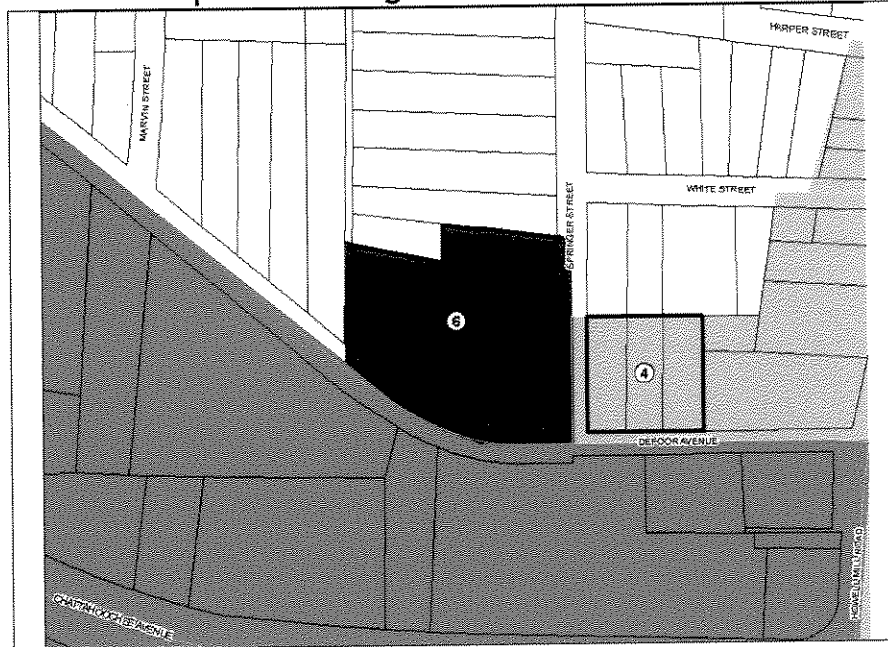
Land Use Change No. 6



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Partial Update Land Use Element

Proposed Changes to the Land Use Map



1. Location of parcel for proposed change in land use designation: NPU D, CD 9 -1661, 1665 &1669 Defoor Avenue
2. Current land use designation: Very High Density Residential
3. Current zoning designation: C-1 and I-1
4. Proposed land use designation: Low Density Residential or Industrial.
5. Reasons for recommending the change in land use:
This property should reflect development in keeping with the other developments in the Defoor corridor
6. Submitted by: NPU-D and Underwood Hills
7. NPU Recommendation: Approval as Low Density Residential
8. Staff Recommendation: Approval as Industrial
9. Note: One of the parcels is vacant and has a building permit, one has a house and the other has a business.

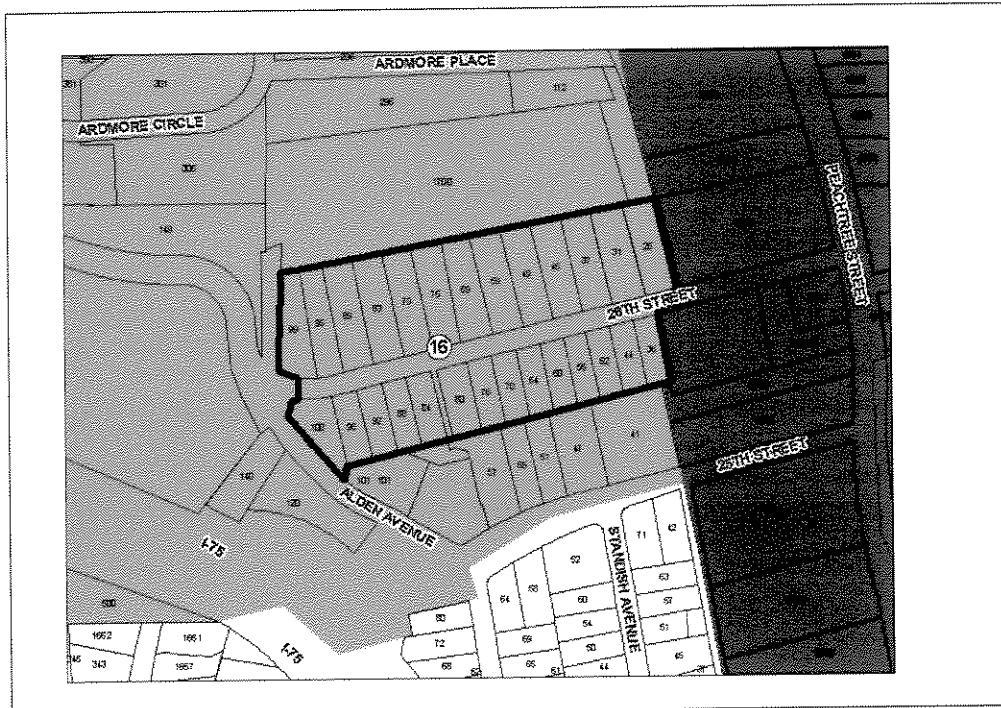
Exhibit 2

Land Use Change No. 16



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Partial Update Land Use Element Proposed Changes to the Land Use Map



1. Location of parcel for proposed change in land use designation: NPU E, CD 8 - 25-100 26th Street
- 2.
3. Current land use designation: Medium Density Residential
4. Current zoning designation: R-4
5. Proposed land use designation: Single Family Residential
6. Reasons for recommending the change in land use:
To be consistent with underlying zoning.
7. Submitted by: NPU E Representative
8. NPU Recommendation: Approval
9. Staff Recommendation: Approval
10. Note: Parcels have single family homes

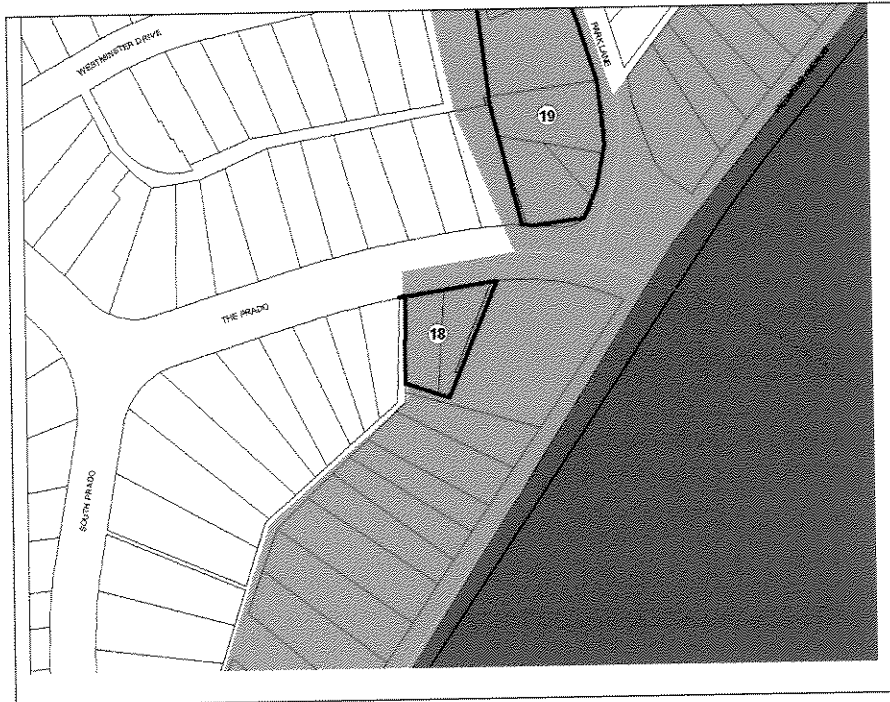
Exhibit 3

Land Use Change No. 18



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Partial Update Land Use Element Proposed Changes to the Land Use Map



1. Location of parcel for proposed change in land use designation: NPU E, CD 6 - 10 & 14 The Prado
2. Current land use designation: Medium Density Residential
3. Current zoning designation: RG-3
4. Proposed land use designation: Single Family Residential
5. Reasons for recommending the change in land use:
To reflect existing use and maintain character of the neighborhood
6. Submitted by: NPU E Representative/Ansley Park
7. NPU Recommendation: Approval
8. Staff Recommendation: Approval
9. Note: The parcels have single family homes

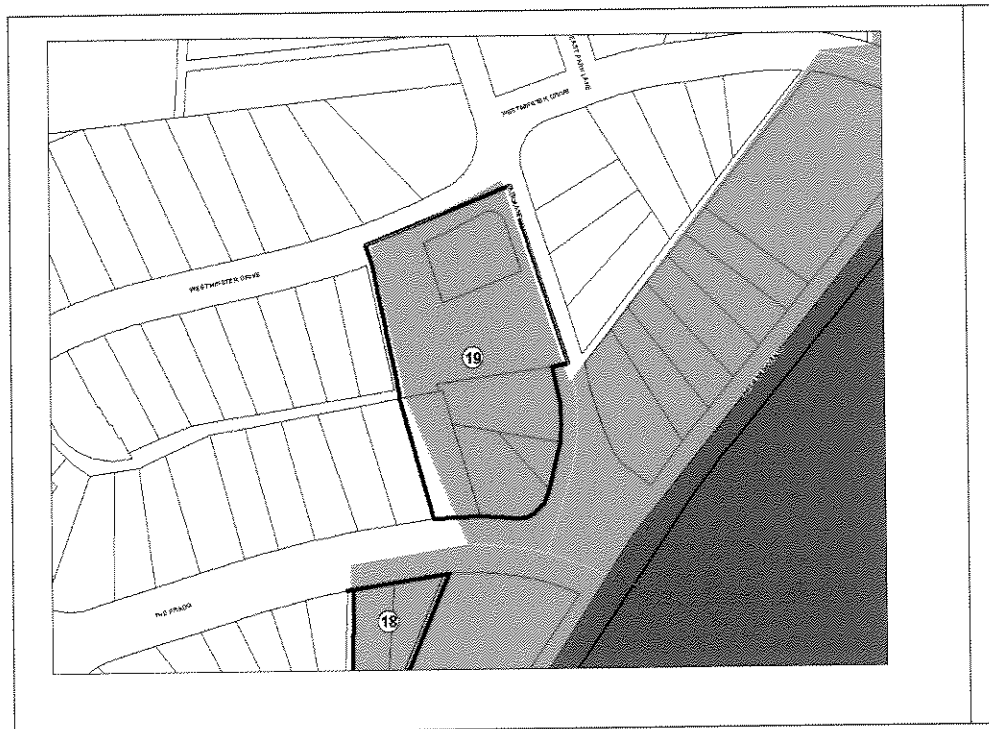
Exhibit 4

Land Use Change No. 19



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Partial Update Land Use Element Proposed Changes to the Land Use Map



1. Location of parcel for proposed change in land use designation: NPU E, CD 6 - 185-89 Westminister and 9 - 26 Park Lane
2. Current land use designation: Medium Density Residential
3. Current zoning designation: RG-3
4. Proposed land use designation: Single Family Residential
5. Reasons for recommending the change in land use:
Keep residential character of the neighborhood.
6. Submitted by: NPU-E Representative / Ansley Park
7. NPU Recommendation: Approval
8. Staff Recommendation: Approval
9. Note: Parcels have single family and multi-family residential uses

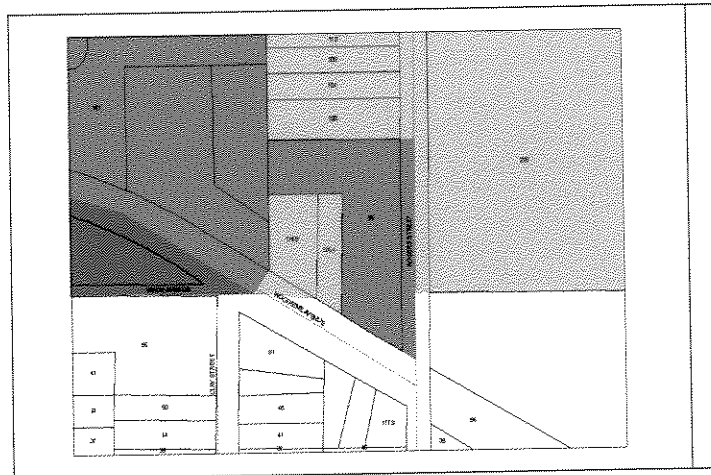
Exhibit 5

Land Use Change No. 75



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Partial Update Land Use Element Proposed Changes to the Land Use Map



1. Location of parcel for proposed change in land use designation: NPU O, CD 5 - Kirkwood - 90 Rogers Street
2. Current land use designation: Industrial
3. Current zoning designation: LW
4. Proposed land use designation: Low Density Commercial
5. Reasons for recommending the change in land use: To be consistent with zoning and proposed use
6. Submitted by: NPU-O
7. NPU Recommendation: Approval
8. Staff Recommendation: Approval
9. Note: This parcel is a consolidation of two parcels and is currently zoned Live Work